

DRAFT MINUTES SEPTEMBER 28, 2005
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
REGULAR MEETING
Rev 10/3/05

MEMBERS	PRESENT	ABSENT	EXCUSED
DIANE LOTHAMER, CHAIR	X		
HARVEY HARRIMAN – VICE CHAIR	X		
JIM SEITZ	X		
BOB BEDA	X		
KURT SCHRAM	X		
JONATHAN HOUCK	X		
COUNCILMEMBER ELLEN HARRIMAN	X		

OTHERS PRESENT: DIRECTOR STEVE WESTBAY, PLANNER KIM ANTONUCCI, AND PLANNING TECHNICIAN ANDIE RUGGERA

I. CALL TO ORDER AT 7:00PM BY CHAIR LOTHAMER

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. CONSIDERATION OF SEPTEMBER 14, 2005 MEETING MINUTES
Commissioner Seitz moved to approve the meeting minutes of September 14, 2005 as amended. Commissioner Harriman seconded the motion.

Roll Call Yes: Beda, Lothamer, Houck, Schram, Ellen, Harvey, and Seitz

Roll Call No: None

Motion Carried

IV. POSSIBLE RECOMMENDATION, THREE MILE COUNTY REFERRAL – SHADY ISLAND SUBDIVISION – FOR 18 SINGLE FAMILY LOTS

Planner Antonucci presented the application stating the parcel is 10.36 acres and is currently a RV/mobile home park. The applicant is proposing 18 single family lots.

There was discussion on the following:

- Location of Shady Island Subdivision;
- The City's recommended density in the Three-Mile Plan;
- Road widths and access to the proposed lots;
- As much as two-thirds of the subject property being located in a flood plain;
- Whether or not the property is in a wildlife area;
- The need for developments integrating with CDOT for future work on Highway 135;
- Concerns of wetlands; and
- The North Sewer Line – Chair Lothamer referenced minutes from March 12, 2003 stating Marlene Crosby from the County was present at that meeting and

discussed the North Sewer Line. Comments from Ms. Crosby from the March 12, 2003 minutes regarding Shady Island were: *The County is concerned about the waste water situation at Shady Island. The situation is that there are holding tanks and citizens pump as necessary. . . . A lateral will extend east to serve Garlic Mike-s, Shady Island and the Kline Home sites.*

The Commission did not take action on the proposed Shady Island Subdivision at this time. A draft letter will be presented to the Commission at the next regular meeting.

V. COUNCIL UPDATE

Councilmember Harriman gave a City Council update stating they have been working hard on the budget, announced Ken Coleman as the Interim City Manager, the County presented the proposed detention facility, the second reading of the ordinance regarding Time-Warner was passed, the first reading on \$125,000 to the insurance fund was passed, and the Council held an executive session regarding the possible acquisition of property.

VI. COMMISSIONER COMMENTS

Chair Lothamer stated crosswalks and speed limit signs were placed on Virginia Avenue for the Sage Mountain School and expressed kudos to the Police Department for designating the area as a school zone.

Commissioner Harriman stated he tried to watch a Council meeting on television and was not able to due to the poor system. Director Westbay stated there is money in the 2006 budget to update the system.

VII. PLANNING STAFF UPDATE

Director Westbay gave an update on applications and projects the department is currently working on. Westbay stated there is a Master Plan Steering Committee meeting on October 4th to discuss the draft vision statement and to create a timeline and tasks for updating the Master Plan.

VIII. ADJOURNED at approximately 8:15p.m.

Diane Lothamer, Chair

Attest:

Andie Ruggera, Secretary